GOVERNMENT OF INDIA
HOME AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO:1432
ANSWERED ON:02.08.2005
COMPENSATION FOR LAND ACQUISITION
Bansal Shri Pawan Kumar

Will the Minister of HOME AFFAIRS be pleased to state:

(a) the present average rate of compensation for land acquisition at Chandigarh;

(b) the average price realized from the sale of commercial property at Chandigarh during the Last three years and the prices of allotment of land under other categories;

(c) the date of last revision of Collector`s rates for acquisition of land; and

(d) the reasons for not enhancing the rates of the last many years?

Answer

MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS (SHRI S. REGUPATHY)

(a) The average rate of compensation for acquired land at Chandigarh varies from revenue circle (Hadbast) to revenue circle as the rate of compensation is taken on the basis of `Principle of Averages` as enunciated and upheld by Hon`ble Supreme Court in various judgements as a sound basis for calculating market-value. In this method, all the registered sale-deeds during the last one year prior to notification under Section 4 as per record of the Sub-registrar are taken and additional market value @ 12% per annum from the date of notification under Section 4 of the Land Acquisition Act till announcement of award and 30% solatium on account of compulsory acquisition are added. The total present compensation given ranges from Rs. 20 lacs to Rs. 32 lacs per acre.

(b) The average price realized from the sale of commercial property in the last three auctions held on 9.12.2003, 27.02.2004 and 11.12.2004 were Rs. 73,006/- per sq. yd., Rs. 90,567/- per sq. yd. and Rs. 1,17,534/- per sq. yd. respectively.

The rates last fixed for allotment of land to other categories like religious/cultural and educational were Rs. 5800/- per sq.yd. and Rs. 1800/- per sq. yd.

(c) & (d) For the purpose of registration of documents the Collector`s rate was last revised w.e.f. 14-5-2005 which is also generally called the Collector`s rate for the purpose of acquisition.